

Addendum 62k

Delete section 4 in its entirety (see Addendum 62i for new language in place of section 4) and replace with the following: Add the following section. (If 62i is not approved, the existing section 4 will be renumbered to section 5, and all following sections will be renumbered accordingly.)

4. Application & Compliance**4.1 Application**

4.1.1 New Buildings. ~~New buildings falling within the scope of this standard shall comply with All sections 5 and 6 and all normative appendices apply to new buildings falling within the scope of this standard.~~

4.1.2 Existing Buildings.

~~**4.1.2.1 Retroactive Application.** Except as indicated in this section, the requirements of this standard need not be retroactively applied to existing buildings.~~

(Comment: This section is consistent with the change in scope suggested in proposed pending addendum 62b. The principles established in this standard may optionally be applied to most existing commercial and institutional buildings. However, the standard was specifically designed to be applied only to new buildings; many of its requirements assume that other requirements within the standard have been met, which may not be the case in existing buildings. Note that existing buildings may achieve acceptable indoor air quality despite not meeting the requirements of Standard 62 due to, for example, good maintenance and capital improvement procedures, building materials which, by virtue of their age, have very low contaminant emission rates, and many other factors. ~~Existing buildings whose occupants find the perceived air quality acceptable may meet, by definition, the intent of this Standard.~~)

4.1.2.2 Additions to Existing Buildings. All additions to existing buildings shall meet the requirements of section 4.1.1 as if the addition were a new building.

Exception: When an existing ventilation system is extended to serve an addition, the existing system components, such as fans and cooling and heating equipment, need not meet the requirements of this Standard. However, the extended existing system must remain in compliance with ventilation codes and standards that were in effect at the time it was permitted for construction.

4.1.2.3 Repairs. Repairing (making operational) existing equipment or other building components shall be allowed without requiring the building or any of its components to comply with this standard.

4.1.2.4 Replacement. Any component of a building that is removed and replaced shall meet the applicable requirements of Section 5 of this standard for that component. Unaltered elements/components need are not required to be brought into compliance except as required by Section 4.1.2.5.

Exception: Replacement of a building component or individual piece of equipment with a component of like size and kind provided all requirements of codes effective at the time of original system design and installation are met. For example, replacement of an air conditioning unit with one of similar capacity would not require that the ventilation rate requirements and other requirements of this standard be met.

4.1.2.54 ~~Substantial Alterations and Change in Use.~~ If the use of a space changes substantially, such as changing from office to assembly, or if a space building is substantially altered, the requirements of section 4.1.1 shall be met as if the space building were new. A space building shall be considered substantially altered ~~or its use substantially changed if:~~

- a. the revision so triggered by a provision in the applicable prevailing building code that requires that the building be brought up into compliance with the current code;
or
- b. the cost of the revisions exceeds 50% of building's assessed value, excluding the cost of compliance with this standard.

4.1.2.5 Change in Use. If the space application category as listed in Table 2 changes, such as from office to retail, the minimum ventilation rates required by Section 6 shall be met for that space.

4.2 Compliance

Compliance with this standard for any building ~~can be claimed~~ is achieved when it can be shown that the requirements of all sections 5 and 6 and sections and normative appendices are met. Demonstrating that acceptable indoor air quality has been achieved, such as by measuring contaminant concentrations or surveying occupants, is not required ~~to claim compliance with~~ by this standard.